

**EXHIBIT A TO OFFER TO PURCHASE -- CITY OF MILWAUKEE SCOPE OF WORK**

**Scope of Work for Property Located at:** 2936-38 North 1st Street

**Property is:** Single Family ☐ Duplex ☒ Other ☐

**Date:** 12/21/2018 **OCCUPIED** ☐ **VACANT** ☒

City prepared this Scope upon visual inspection only, for limited purpose. City does not warrant content or conclusions, and is not responsible for errors, omissions, or discovery of conditions that are or may constitute defects or concerns

**ESSENTIAL REPAIRS. All buyers must complete Essential Repairs and obtain "Essential Repair Verification Form" and provide same to DCD within 180 days of City's deed to buyer in order to get return of performance deposit.**

Location	Required Work	Note/Comments	Cost
Entire Building	Structural Violations n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Foundation wall bricks bowing & collapsing on north side.	\$ 10,000.00
	Defective/Missing HVAC n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Missing ductwork assorted areas in basement. Both furnaces tampered with. Repair or replace to functional condition. Permits required if replacing furnaces.	\$ 2,500.00
	Defective/Missing Plumbing n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	1 water heater missing, 1 tampered with, gas lines broken and missing. Water supply and drain lines broken & missing in basement. 2 complete kitchen replacements. Permits required for all work.	\$ 7,500.00
	Defective/Missing Electrical n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Meter sockets missing, panels tampered with, furnace wires tampered with, open junction and fixture boxes, loose and defective fixtures and outlets in both units. Repair & replace all electrical in entire building to code compliant condition. Permits required.	\$ 12,500.00
	Defective/Missing Egress n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Defective/Missing Smoke Alarm n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$ 150.00
	Defective/Missing CO Alarm n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$ 75.00
	Defective/Missing Roof (Major) n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	On main house and porches	\$ 13,000.00
	Missing Window(s) n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Repair or replace all damaged, broken or missing windows.	\$ 1,200.00
	Missing Exterior Door(s) n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Other n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
<b>Essential Repairs: Estimated Cost:*</b>			<b>\$ 46,925.00</b>

\*average contracted cost. Actual costs may vary. Self help will reduce the amount.

**OTHER REPAIRS (Exterior & Interior). Buyer is notified that the following are code violations that must be addressed and are subject to Department of Neighborhood Services (DNS) enforcement.**

**Exterior Condition Report**

Location	Required Work	Note/Comments	Cost
Site	Landscaping n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Steps/Handrails n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Service walks n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$ 1,500.00
	Fencing n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Parking n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Retaining walls n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Repair walls along sidewalk	\$ 750.00
	Other n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Other n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Singles: repair n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
	Shingles: Roof over existing n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
Garage	Shingles:Tear off & re-roof n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
	Gutters/downspouts n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
	Flashing n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$

Garage (Cont)	Eaves	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Siding	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Doors	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Windows	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Slab	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Paint	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Electrical	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Other	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Porches	Roof	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs	\$
	Deck-upper	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Deck-lower	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Steps/handrails	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 750.00
	Ceiling	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 500.00
	Guardrails	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 3,000.00
	Structural	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 500.00
	Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 750.00
House	Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Chimney	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Shingles: repair	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Shingles: Roof over existing	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Shingles:Tear off & re-roof	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Gutters/downspouts	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 1,000.00
	Flashing	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 350.00
	Eaves	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 1,500.00
	Siding	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Storm Doors	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Storm Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 1,250.00
	Prime ("main") Windows	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 1,500.00
	Foundation	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Electrical	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
	Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$

**Exterior: Estimated Cost:\*** **\$ 13,350.00**

\*average contracted cost. Actual costs may vary. Self help will reduce the amount.

## Interior Condition Report

Unit: Entire unit (single family) ☐  
Upper unit of duplex ☐

Lower unit of duplex ☒  
Other ☐

### Mechanical Heating

#### Required Work

Repair/replace boiler	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair radiation	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace furnace	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 250.00
Tune boiler/furn. insp ht exchanger	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$

### Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 600.00
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 600.00
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 600.00
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Upgrade service	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Permit \$ 90.00
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$

### Plumbing

Repair/replace kitchen sink	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs \$
Repair/replace kitchen sink faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs \$
Repair/replace tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace wash tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace wash tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Unclog piping:	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace water heater	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs \$
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$

**Windows**

Replace broken glass	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Repair or replace sash	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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**Doors**

Repair or replace doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 800.00
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Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 100.00
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**Walls/Ceilings**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 2,500.00
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**Paint**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 2,500.00
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**Fire Safety**

Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>See essential repairs</b> \$
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Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>See essential repairs</b> \$
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Install smoke/CO alarm: 2nd flr.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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**Handrails**

Repair/replace defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 250.00
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**Stairs**

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 300.00
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**Floors**

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 3,000.00
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**Other**

	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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<b>Interior: Estimated Cost:</b>	\$	<b>11,590.00</b>
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## Interior Condition Report

Unit: Entire unit (single family) ☐  
Upper unit of duplex ☒

Lower unit of duplex ☐  
Other ☐

### Mechanical Heating

#### Required Work

Repair/replace boiler	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair radiation	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace furnace	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 250.00
Tune boiler/furn. insp ht exchanger	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$

### Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 600.00
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 600.00
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 600.00
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Upgrade service	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$

### Plumbing

Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs	\$
Repair/replace kitchen sink	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs	\$
Repair/replace kitchen sink faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs	\$
Repair/replace tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace wash tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace wash tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Unclog piping:	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace water heater	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$

**Windows**

Replace broken glass	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Repair or replace sash	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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**Doors**

Repair or replace doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 400.00
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Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 50.00
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**Walls/Ceilings**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 2,000.00
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**Paint**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 2,000.00
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**Fire Safety**

Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Install smoke/CO alarm: 2nd flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ See essential repairs
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**Handrails**

Repair/replace defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 125.00
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**Stairs**

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 250.00
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**Floors**

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 1,500.00
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**Other**

	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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<b>Interior: Estimated Cost:</b>	\$ 8,375.00
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<b>Total Essential Repairs, Exterior, and Interior Cost:*</b>	\$ 80,240.00
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\*average contracted cost. Actual costs may vary. Self help will reduce the amount.

**Inspected by:** Jeff Sporer

**Date:** 12/21/2018

**Self Help**

Work listed as "self help" means the cost estimate includes only the cost of the materials, not labor or equipment.

**Important Information Regarding Permits**

All plumbing, heating, electrical, and structural repairs require permits before work can start.

Permits are obtained at the Development Center located on the first floor of 809 N. Broadway.

Licensed contractors must do the above work, although owner occupants *may* be eligible to do maintenance work and structural/carpentry repairs.

Owner occupants *may* be eligible to do plumbing work on the unit they live in, but check with the plumbing inspector first.

Generally, minor carpentry repairs, plaster patching, and painting do not require permits.

Anyone disturbing painted surfaces must assume they contain lead paint if the home was built before 1978. Contractors must be licensed to do lead abatement and must obtain a permit. Permits are obtained from the Health Department, located at 841 N. Broadway, 3rd Floor.